



Fidelity Building,  
Benton Harbor  
Before



Fidelity Building,  
Benton Harbor  
After



Youth Building  
Battle Creek  
After



Youth Building  
Battle Creek  
Before

Site: Youth Building  
Location: 115 West Street, Battle Creek  
Site: Fidelity Building  
Location: 162 Pipestone Street, Benton Harbor  
Owner: Finlay Development  
Original Use: Recreation/Commercial  
Current/Future Use: Mixed Use/Rental Residential  
Completed: 2004  
SHPO Contact: Robbert McKay, Historical Architect  
Type Of Project: Federal Historic Preservation Tax Credits

**Project Description:** Finlay Development saw a unique opportunity in the Fidelity Building – the chance to bring people back to Benton Harbor’s historic downtown, and to provide the area’s senior citizens with quality living space. After peeling away years of neglect, Finlay turned Fidelity into 31 unique apartments.

Likewise, the former Boys & Girls Club of Battle Creek had been subject to years of neglect. As was the case with the Fidelity Building, Finlay Development envisioned a property, once slated for demolition, as unique and affordable senior apartments.

Two distinct buildings, two distinct challenges, one developer with the vision needed to turn vacant, dilapidated buildings into thriving, senior-focused housing.

The commitment of Finlay Development to preserving Michigan’s historic assets has not escaped notice, and in May the company was awarded a 2005 Governor’s Award for Historic Preservation.

Rehabilitation Investment: **\$9,400,000**  
Total Project Investment: **\$11,700,000**  
Tax Credit Available: **\$2,350,000**  
Jobs Created (Direct & Indirect): **292.5**

State Historic Preservation Office  
**Tax credits**

